

FILED
8/22/22 3:31 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPa

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:)	Case No. 18-23674 GLT
)	Chapter: 13
Robert A. Raineri)	
Jennifer L. Raineri,)	
<i>Debtors</i>)	Related to Dkt. No. 137
)	Hearing: September 14,
Robert A. Raineri,)	2022 at 1:30 p.m.
<i>Movant</i>)	
)	
VS.)	
)	
Allegent Community FCU, Ally Bank, American Express)	
National Bank, Avant, Bank of America, Barclays Bank)	
Delaware, Capital One, JPMorgan Chase Bank, Comerica Bank/)	
Express, Comerica Bank/Victoria's Secret, County of Allegheny,)	
Credit One Bank, DSNB Macy's, Discover Financial Services,)	
First Premier Bank, Ford Motor Credit, Internal Revenue)	
Service, Jefferson Capital Systems, LLC, Jordan Tax Service,)	
Kohl's/CapOne, LVNV Funding, Lending Club Corp., Merrick)	
Bank, Midland Funding, Nationstar Mortgage LLC/Mr. Cooper,)	
Oliphant USA, LLC, OneMain, PA Dept. of Revenue, PNC Bank)	
Retail Lending, PRA Receivables Management, Peoples Natural)	
Gas Company LLC, Premier Bankcard, Quantum3 Group LLC,)	
Synchrony Bank, THD/CBNA, Township of North Fayette, West)	
Allegheny School District, US Dept. of Education, Verizon,)	
WebBank/Fingerhut, Westlake Financial Services, and)	
Ronda J. Winnecour, Trustee)	
<i>Respondents</i>)	

MODIFIED DEFAULT ORDER

AND NOW, to wit, this 22nd day of August 2022, upon consideration of the

Application to Employ Realtor to Sell Debtor's Real Property, it is **ORDERED**,

ADJUDGED and **DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Sonja Scully, and Howard Hanna, 1001 Beaver Grade Road, Moon Township, PA 15108, is hereby appointed as **Realtor** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose

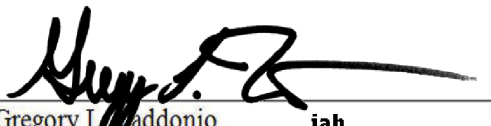
of acting as the Movant's agent in connection with the sale of real estate located at 11 Fort Cherry Road, McDonald, PA 15057. A realtor commission in the amount of 6% of the sales price plus \$395.00 with a minimum of \$4,395.00 is tentatively approved, subject to final Court order. *

3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.
6. * To the extent the broker seeks a deviation from the 6% commission typically authorized by this Court, she shall be prepared to show cause at the sale hearing as to why market conditions warrant a higher rate.

Prepared by: Julie Steidl, Esq.

DEFAULT ENTRY

Dated: August 22, 2022


Gregory L. Addonio jah
United States Bankruptcy Judge

Case Administrator to serve:
Ronda J. Winnecour, Trustee
Robert & Jennifer Raineri, Debtors
Julie Frazee Steidl, Counsel for the
Debtors Sonja Scully and Howard Hanna
Office of the U.S. Trustee

In re:
Robert A. Raineri
Jennifer L Raineri
Debtors

Case No. 18-23674-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Aug 22, 2022

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 24, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Robert A. Raineri, Jennifer L Raineri, 611 Harvester Drive, Oakdale, PA 15071-9393
r	+ Sonja Scully, Howard Hanna, 1001 Beaver Grade Road, Moon Township, PA 15108-2905

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 24, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 22, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bnicholas@kmlawgroup.com
Charles Griffin Wohlrab	on behalf of Creditor U.S. BANK TRUST NATIONAL ASSOCIATION cwohrlab@raslg.com
Garry Alan Masterson	on behalf of Creditor Ford Motor Credit Company LLC pitecf@weltman.com
Garry Alan Masterson	on behalf of Creditor Ford Motor Credit Compnay LLC pitecf@weltman.com
Garry Alan Masterson	on behalf of Creditor HTD Leasing LLC, d/b/a Ford Motor Credit Company, LLC pitecf@weltman.com

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User: auto

Page 2 of 2

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Jeffrey R. Hunt

on behalf of Creditor County of Allegheny jhunt@grblaw.com

Jeffrey R. Hunt

on behalf of Creditor Township of North Fayette/West Allegheny School District jhunt@grblaw.com

Julie Frazee Steidl

on behalf of Joint Debtor Jennifer L Raineri julie.steidl@steidl-steinberg.com
leslie.nebel@steidl-steinberg.com;abby.steidl@me.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;jseech@steidl-steinberg.com

Julie Frazee Steidl

on behalf of Debtor Robert A. Raineri julie.steidl@steidl-steinberg.com
leslie.nebel@steidl-steinberg.com;abby.steidl@me.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;jseech@steidl-steinberg.com

Lorraine Gazzara Doyle

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper lorraine@mvrlaw.com
diane@mvrlaw.com;bankruptcy@friedmanvartolo.com

Maria Miksich

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper mmiksich@kmlawgroup.com

Matthew Christian Waldt

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper mwaldt@milsteadlaw.com bkecf@milsteadlaw.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

TOTAL: 15